087.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,091,700 / 1,091,700
					USE VALUE:	1,091,700 / 1,091,700
					ASSESSED:	1,091,700 / 1,091,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
87		CUTTER HILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZIMMER DANIEL P/ TRUSTEE
Owner 2:	FIX JESSICA/ TRUSTEE
Owner 3:	
Street 1:	87 CUTTER HILL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ZIMMER DANIEL P -
Owner 2:	FIX JESSICA -
Street 1:	87 CUTTER HILL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1933, having primarily Wood Shingle Exterior and 2758 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6521.000	660,800		430,900	1,091,700
Total Card	0.150	660,800		430,900	1,091,700
Total Parcel	0.150	660,800		430,900	1,091,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.83 /Parcel: 395.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55193

GIS Ref

GIS Ref

Insp Date 09/21/18

!7097!

PREVIOUS ASSESSMENT

Parcel ID 087.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	660,800	0	6,521.	430,900	1,091,700		Year end	12/23/2021
2021	101	FV	642,600	0	6,521.	430,900	1,073,500		Year End Roll	12/10/2020
2020	101	FV	642,600	0	6,521.	430,900	1,073,500	1,073,500	Year End Roll	12/18/2019
2019	101	FV	459,700	0	6,521.	400,200	859,900	859,900	Year End Roll	1/3/2019
2018	101	FV	445,700	0	6,521.	400,200	845,900	845,900	Year End Roll	12/20/2017
2017	101	FV	445,700	0	6,521.	350,900	796,600	796,600	Year End Roll	1/3/2017
2016	101	FV	445,700	0	6,521.	320,100	765,800	765,800	Year End	1/4/2016
2015	101	FV	421,800	0	6,521.	283,200	705,000	705,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:00:43

LAST REV

Date	Time
02/12/21	10:46:31
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7097

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZIMMER DANIEL P	76808-541	1	1/27/2021	Convenience	1	No	No		
ZIMMER DANIEL P	76241-356		11/23/2020	Convenience	1	No	No		
LETTERIE BARBAR	59839-560		8/24/2012		726,500	No	No		
DEUTSCH STEPHEN	22718-467		12/11/1992		295,500	No	No		Y

USER DEFINED

Prior Id # 1:	55193
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	217	Heat App		C				
11/29/2017	1594	Addition	251,950	O				
10/29/2013	1597	Redo Kit	75,000	C				
12/21/1995	712	Manual	10,000					HEAT/WINDOWS/INSUL

ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	MEAS&NOTICE	CC	Chris C
3/4/2014	Info Fm Prmt	EMK	Ellen K
4/29/2009	Inspected	189	PATRIOT
4/3/2009	Measured	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
3/9/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6521		Sq. Ft.	Site		0	70.	0.94	12									430,940						430,900	

Total AC/HA:	0.14970	Total SF/SM:	6521	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	430,940	Spl Credit		Total:	430,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.03071058
Const Adj.:	0.99584341
Adj $ / SQ:	143.700
Other Features:	124467
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	692639
Depreciation:	31861
Depreciated Total:	660777

COMMENTS

EXTRA SINK/SHOWER IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	5	Baths:	2	HB	1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

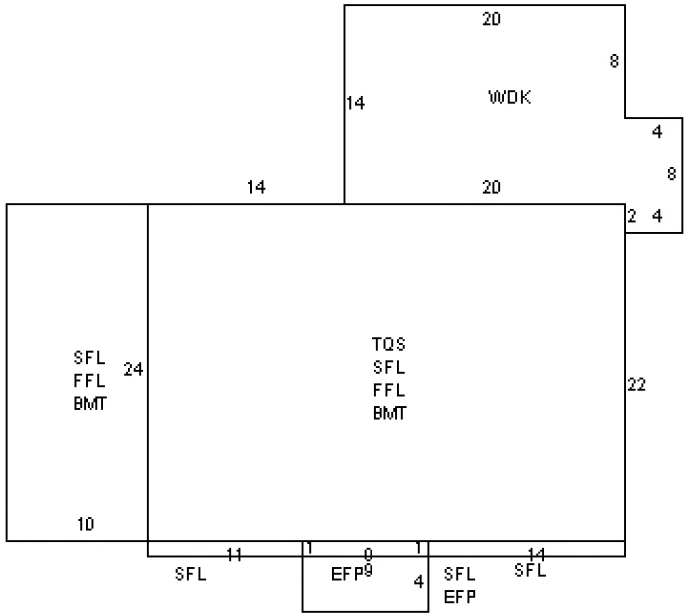
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	173.88
Special Features:	0	Val/Su Net:	158.43
Final Total:	660800	Val/Su SzAd	239.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,090	143.700	156,633
BMT	Basement	1,056	43.110	45,524
FFL	First Floor	1,056	143.700	151,747
TQS	3/4 Story	612	143.700	87,944
WDK	Deck	312	9.170	2,860
EFP	Enclos Porch	45	72.300	3,253
	Net Sketched Area:	4,171	Total:	447,961
Size Ad	2758	Gross Area	4375	FinArea 2758

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

087.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: